

Submitted June 18, 2014
Approved as of
Date June 18, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 10-2014
Wednesday, May 28, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 8:10 p.m. (due to prior Executive Session), Wednesday, May 28, 2014.

PRESENT

Don Hadley, Chair
Anne Goodman Charles Littlefield
David Hill Dion Trahan
Jack Leiderman John Tyner, II

Present: Marcy Waxman, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planning
Margaret Hall, Planner II
Bobby Ray, Principle Planner
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III

I. REVIEW AND ACTION

- A. Final Record Plat PLT2014-00534**, Jeff Van Stone, Lakestone Homes, Applicant, 310 Carr Avenue - A Final Record Plat Application for the resubdivision an existing property made up of Part Lot 17 and Lot 18, Block 12, in the West End Park subdivision. Proposed Lot 26 will contain 13,500 square feet of land and be 75 feet wide. The property is located in the R-60, Single Unit Detached Dwelling Residential Zone.

Margaret Hall presented her staff report and recommended approval of the final record plat. She also answered questions from the Commission.

Commissioner Hill moved, seconded by Commissioner Tyner to approve Final Record Plat PLT2014-00534, based on the following three findings: 1) the lot line passes through a residential structure, which is a hardship for the owner, 2) this is a problem which was generated in 1959 and the property arrangement has not changed since that time, so this is the fabric of the existing neighborhood, and 3) it is not feasible for this property to meet average lot areas of Section 25.21.22b because of lack of alternative street frontage and being landlocked.

The motion passed 7-0-0.

- B. Street Renaming,** Fran Hawkins, Lincoln Park Civic Association, Applicant - Action is requested to change the spelling of Douglas Avenue to Douglass Avenue, with two s's.

Margaret Hall presented her staff report and recommended approval of the street renaming. She also answered questions from the Commission.

The following citizens spoke in favor of the street naming:

Anita Summerour of 715 Douglas Avenue and a member of the Lincoln Park Civic Association asked that the Commission move forward with the approval of the street name change.

Theo Anderson of 17 Orchard Way South, asked for the Commission's consideration of the street naming request.

Commissioner Tyner moved, seconded by Commissioner Littlefield, to approve the street name change from Douglas Avenue to Douglass Avenue.

The motion passed 7-0-0.

II. RECOMMENDATION TO MAYOR and COUNCIL

Rockville Pike Plan: Final review of Planning Commission's recommended draft plan and code; followed by vote to approve the documents.

Cynthia Kebba proceeded with the review of the redline version of the Pike Plan starting with the Executive Summary.

A straw vote was taken to approve of the current edits with a 7-0-0 vote. The Commission directed staff to bring back a "clean" version of the Draft Plan for action at the next meeting.

The meeting recessed at 9:38 and reconvened at 9:45.

III. REVIEW AND APPROVAL - PLANNING COMMISSION ANNUAL REPORT 2013

Review and Approval of the 2013 Annual Report before conveying it to the Mayor and Council and the Maryland Department of Planning, as required by Section 1-207 of the Land Use Article of the Annotated Code of Maryland.

Commissioner Hill moved, seconded by Commissioner Leiderman, to approve the 2013 Annual Report as presented. Chairman Hadley indicated that he would like to be able to provide some minor edits to the report, which was agreeable to the Commission.

The motion passed 6-0-1 (Commissioner Littlefield abstained).

III. COMMISSION ITEMS

- A.** Staff Liaison Report – Mr. Gunning provided an overview of the next meeting, stating that there will be back-to-back meetings, June 18th and June 25th; the Rockville Pike Plan will be finalized at the next meeting; the second June meeting will include a Bike Plan Work Session, review of Crest II Site Plan, a parking waiver for JBG, and possibly Brightview Site Plan.
- B.** Old Business – None
- C.** New Business – Mr. Gunning notified the Commission that there will be an updates on the “Mind Mixer” and “Engage Rockville” soon. Commissioner Hadley extended an invitation to the other Commissioners to attend the June 16th Mayor and Council meeting where the 2013 Planning Commission Annual Report will be presented.
- D.** Minutes – None
- E.** FYI Correspondence – None

IV. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 9:54 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary